

ATTACHMENT F: RECOMMENDED CONDITIONS OF APPROVAL

- A. THAT the application to subdivide a \pm 3.42 hectare (8.46 acre) parcel with a \pm 58.09 hectare (\pm 143.54 acre) remainder within NW-10-24-03-W05M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Sections 9, 18, and 19 of the *Matters Related to Subdivision and Development Regulation*, and the *Municipal Development Plan (County Plan)*, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
1. The application is consistent with the Statutory Policy;
 2. The subject lands hold the appropriate land use designation;
 3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. In accordance with Section 20(1) of the *Matters Related to Subdivision and Development Regulation*, the Subdivision Authority, with authorization from Alberta Transportation and Economic Development on behalf of the Minister of Transportation, varies the requirements of Sections 18 with regards to subdivision approvals within the prescribed distance from a highway right of way.
- D. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

Survey Plans

- 1) Subdivision is to be effected by a Plan of Survey, pursuant to Section 657 of the *Municipal Government Act*, or such other means satisfactory to the Registrar of the South Alberta Land Titles District.
 - a) A Plan of Survey, including the Application number (PL20190105) and Roll number (04710003) of the parcel; and
 - b) Landowner's Consent to Register Plan of Survey.

Site Servicing

- 2) Water is to be supplied by an individual well on Lot 1. The subdivision shall not be endorsed until:
 - a) The Owner has provided a Well Driller's Report to demonstrate that an adequate supply of water is available for Lot 1;

- b) Verification is provided that each well is located within each respective proposed lot's boundaries;
- c) A Well Driller's Report confirming a minimum pump rate of 1.0 IGPM for the new well is provided.

Transportation

- 3) The Owner shall construct a new mutual gravel approach on Range Road 33 road, in accordance with the County Servicing Standards, in order to provide access to Lots 1 & 2.
 - a) Contact County Road Operations for a pre-construction and a post-construction inspection for final acceptance;
 - b) Provide an access right of way plan;
 - c) Prepare and register respective easements on each title, where required.

Developability

- 4) The Owner shall enter into a Development Agreement (Site Improvements/Services Agreement) with the County for Lot 1 and shall include the following:
 - a) Accordance with the Level 4 PSTS Assessment, prepared by Osprey Engineering Inc. (October, 2019).
- 5) Utility Easements, Agreements, and Plans are to be provided and registered to the satisfaction of ATCO Gas.

Municipal Reserves

- 6) The provision of Municipal Reserve, in the amount of 10% of the area of Lot 1, is to be provided by payment of cash-in-lieu, in accordance with the appraisal report provided by CDC Inc., dated July 26, 2019, pursuant to Section 667(1) of the Municipal Government Act.

Payments and Levies

- 7) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of one (1) new lot.

Taxes

- 8) All taxes owing up to and including the year in which subdivision is to be registered, are to be paid to Rocky View County prior to signing the final documents pursuant to Section 654(1) of the *Municipal Government Act*.

E. SUBDIVISION AUTHORITY DIRECTION:

- 1) Prior to final endorsement of the subdivision, the Planning Department is directed to present the Applicant/Owners with a Voluntary Recreation Contribution Form and ask them if they will contribute to the Fund in accordance with the contributions prescribed in the Master Rates Bylaw.




Tentative Plan

Subdivision Proposal

To create a ± 3.424 hectare (± 8.46acre) parcel with a ± 58.09 hectare (± 143.54 acre) remainder.

Legend

New Mutual Approach 
*Approximate location

Surveyor's Notes:

1. Parcels must meet minimum size and setback requirements of Land Use Bylaw C-8000-2020.
2. Refer to Notice of Transmittal for approval conditions related to this Tentative Plan.

Division: 1
Roll: 04710003
File: PL20190105
Printed: 9/19/2024
Legal: A portion of
NW-10-24-03-W05M

